



CITY OF NEWPORT BEACH

City Council Staff Report

February 24, 2015
Agenda Item No. 11

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: Community Development Department
Kimberly Brandt, AICP, Director
949-644-3226; kbrandt@newportbeachca.gov

PREPARED BY: Brenda Wisneski, Deputy Director Community Development
949-644-3297; bwisneski@newportbeachca.gov

TITLE: Planning Commission Agenda Report for February 19, 2015

ITEM NO. 1 MINUTES OF JANUARY 22, 2015

The minutes were amended and approved.

AYES: Hillgren, Koetting, Kramer, Myers, and Tucker
NOES: None
ABSENT: None
ABSTAIN: Brown and Lawler

PUBLIC HEARING ITEMS:

ITEM NO. 2 BIRCH MEDICAL OFFICES (PA2014-121)
Site Location: 20352 – 20412 Birch Street

SUMMARY: The project includes a Tentative Parcel Map application to subdivide four lots into three lots for commercial development and for condominium purposes. The application also includes a Minor Use Permit, Site Development Review, and Traffic Study to allow the construction of two, 2-story medical office buildings totaling 64,000 square feet in gross floor area and a 324-space surface parking lot. A portion of the project site is developed with residential properties that will be demolished as part of this project.

CEQA COMPLIANCE: An addendum to a Mitigated Negative Declaration has been prepared by the City of Newport Beach in connection with the application noted above.

The Planning Commission modified the conditions of approval and approved the project.

AYES: Brown, Hillgren, Koetting, Kramer, Lawler, Myers, and Tucker
NOES: None
ABSENT: None
ABSTAIN: None

CONTINUED BUSINESS:

ITEM NO. 3 SESSIONS SANDWICHES ABC LICENSE (PA2014-153)
Site Location: 2823 Newport Boulevard

SUMMARY: A request to add a Type 41 (On-Sale Beer and Wine for Bona Fide Public Eating Place) Alcohol Beverage Control License to an existing food service, eating and drinking establishment (Sessions Sandwiches). The establishment operates under Minor Use Permit No. UP2013-012 which limits net public area to 523 square feet, and hours of operation between 6:00 a.m. and 11:00 p.m, daily. No other operational changes are requested or proposed. If approved, this Minor Use Permit would supersede Minor Use Permit No. UP2013-012.

CEQA COMPLIANCE: The project is categorically exempt under Section 15301, of the California Environmental Quality Act (CEQA) Guidelines – Class 1 (Existing Facilities).

The Planning Commission directed staff to return to the March 5th meeting with a resolution of approval which reflects the required findings and modified conditions of approval. The additional conditions included, but were not limited to, requiring the business to close by 9:00 p.m., requiring food to be served with the sale and service of alcoholic beverages, and for the Planning Commission to review compliance with the conditions of approval within one year of the alcohol beverage license being issued and activated.

AYES:	Brown, Koetting, Kramer, Lawler, Myers, and Tucker
NOES:	Hillgren
ABSENT:	None
ABSTAIN:	None